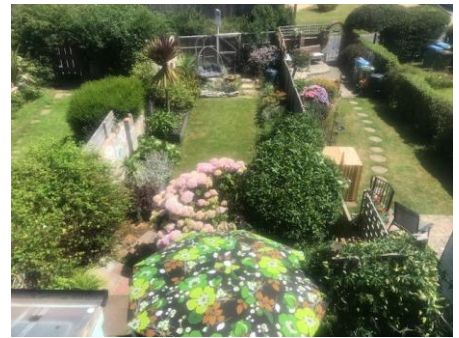


Crofton Lane, Hill Head,
Fareham, Hampshire, PO14 3LR

£450,000



Rarely Available Cottage Near To Hill Head
Seafront

Two Reception Rooms

Four Piece First Floor Bathroom

Lawned Garden With Flower Borders

Two Bedroom Cottage

Kitchen / Breakfast Room

Outside Store Sheds

Sea Views From Main Bedroom

023 9258 5588

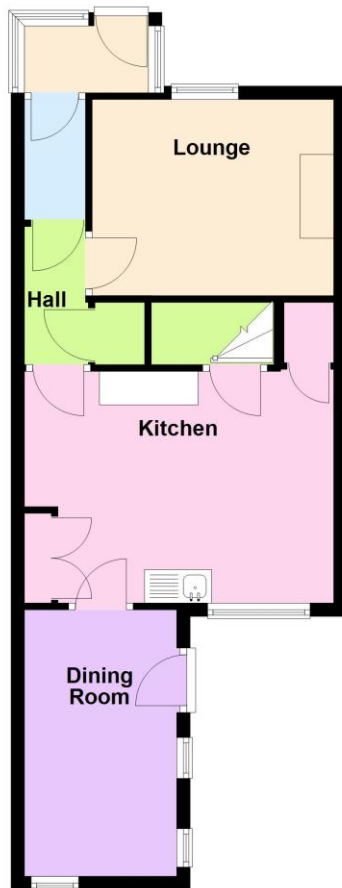
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

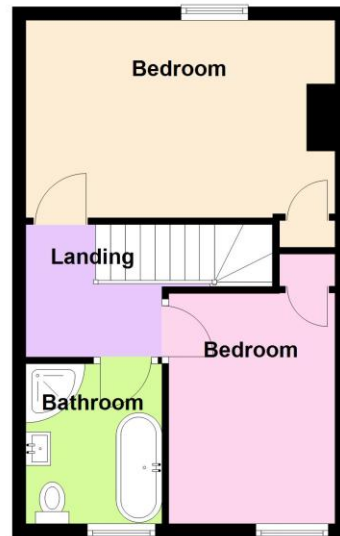
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Ground Floor



First Floor



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Entrance Porch	Glazed front door and windows, quarry tiled floor, door to:
Entrance Hall	Storage cupboard.
Lounge	11'10" (3.61m) x 9'7" (2.92m) Built in cupboard.
Kitchen / Dining Room	15'4" (4.67m) x 11'4" (3.45m) Single drainer stainless steel sink unit with base cupboard under, plumbing for washing machine and dishwasher, recess for gas and electric cooker, space for fridge/freezer, tall standing cupboard, pantry, wall cupboard.
Dining Room	13'1" (3.99m) x 9'4" (2.84m) Radiator, wall mounted gas central heating boiler (installed 2021), door to rear. Potential to convert to 3rd bedroom if required.
ON THE 1ST FLOOR	
Bedroom 1	15'3" (4.65m) x 9'7" (2.92m) Built in cupboard, sash window with views of The Solent.
Bedroom 2	11'4" (3.45m) x 8'2" (2.49m) Built in cupboard, overstairs cupboard, sash window.
Bathroom	7'11" (2.41m) x 6'7" (2.01m) 4 piece suite of claw footed bath with antique style mixer tap and shower attachment, W.C., pedestal hand basin, separate shower cubicle, tiled walls.
Landing	Pull down loft ladder giving access to:
Loft Space	15'5" (4.7m) x 11'7" (3.53m) Approx between cross beams. boarded with 2 Velux windows, full head height to central area.
OUTSIDE	
Open Courtyard Area	2 brick built store sheds that belong to this property.
Garden	With lawn, raised flower beds with shrubs, timber pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Parking Area	Located nearby.
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.